



CHAFFERS

ESTATE AGENTS



21 Marlott Road

Gillingham, SP8 4FA

Offers In Excess Of £215,000 Freehold



IDEAL FIRST TIME BUY/INVESTMENT A modern TWO DOUBLE BEDROOM mid terraced house located in a popular residential area on the Peacemarch side of town within easy walking distance to doctor/dentist surgeries, nursery and riverside walks. The town centre, other local shops, schools and mainline train station (Exeter-London/Waterloo) are also within a walkable distance. EPC Band:-C



DESCRIPTION

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This well presented house offers good sized accommodation which in brief comprises:- Entrance hallway with laminate flooring, stairs to the first floor, doors to lounge, kitchen and cloakroom.

The kitchen is fitted with a range of modern floor and wall units including a built in electric oven, gas hob with extractor hood above, space for fridge/freezer, space and plumbing for washing machine; a well proportioned lounge with laminate flooring, under stairs storage, fitted wall units and double doors opening onto rear garden; a downstairs cloakroom completes the layout on this floor.

The landing on the first floor leads to both double bedrooms and bathroom. Bedroom 2 benefits from an over stairs cupboard. The bathroom has tiled flooring and is fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC and medicine cabinet.

The property benefits from gas central heating, double glazing, garage, parking and an enclosed rear garden.

OUTSIDE

Fully enclosed fenced rear garden which is predominantly laid to shingle edged with astro turf, patio, small flower and shrub borders, a small decked seating area, shed and access to:- Single garage with up and over door, partly board storage space above, personal door, light and power. There is also parking space for 1 car behind the garage.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Mains Drainage

Council Authority: Dorset Council

Council Tax Band: B

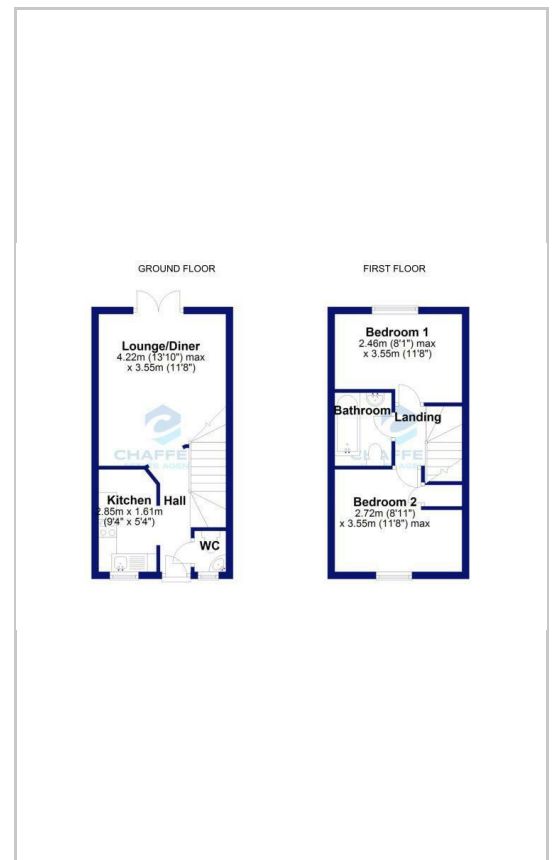
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C

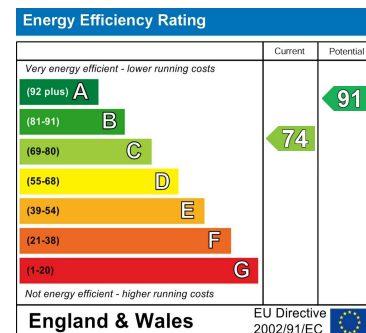
Area Map



Floor Plans



Energy Efficiency Graph



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